BILL GARRETT, Davidson County
Trans:T20140033427 DEEDWARR
Recvd: 05/14/14 09:50 3 pgs
Fees:18.00 Taxes:2153.40
20140514-0041249

This instrument prepared by:
Fidelity Residential Solutions
7161 Bishop Road, Suite 250
Plano, TX 75024
725395 2014-01999
Terrry Chandler

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	
Phillip B. Thomas and Laura L. Thomas	U.S. Bank National Association	
251 Lauderdale Road	3301 Rider Trail South	
Nashville, TN 37205	Earth City, MO 63045	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **James A. Ellis and Susan P. Ellis, husband and wife,** have this day bargained and sold, and do hereby transfer and convey unto the said **Phillip B. Thomas and Laura L. Thomas, husband and wife,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit "A".

STATE OF MISSISSIPPI
COUNTY OF DESOTO

The actual consideration or value whichever is greater, for this transfer is **$582,000.00**

Affiant _____

Subscribed and sworn to before me this the 9 day of May 2014.

Notary Public _____

My commission expires: (Affix Seal)

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 46326 REBECCA D. REID Commission Expires Jan. 13, 2017 DESOTO COUNTY

This is improved property known as 251 Lauderdale Road, Nashville, TN 37205.

improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 28th day of March, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James A. Ellis

Susan P. Ellis

STATE OF
COUNTY OF

Personally appeared before me, DIANE N. Scott, a Notary Public in and for said County and State, James A. Ellis, the within named bargainor MARRIED (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that JAMES ELLIS executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of MARCH, 2014.

Diane N. Scott

Notary Public
My Commission Expires:

(This area for official notarial seal)

DIANE N. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 9, 2018

STATE OF
COUNTY OF

Personally appeared before me, DIANE N. Scott, a Notary Public in and for said County and State, Susan P. Ellis, the within named bargainor MARRIED (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SUSAN ELLIS executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of MARCH, 2014.

Diane N. Scott

Notary Public
My Commission Expires:

(This area for official notarial seal)

DIANE N. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 9, 2018

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 of Block "I" on the Plan of Cherokee Park, Section 2, as of record in Book 547, page 175 and 176, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 60 feet on the northerly side of Lauderdale Road and runs back 131.82 feet on the easterly line and 135.50 feet on the westerly line, to a dead line, measuring 73 feet thereon.

For information purposes only:

Map/Parcel ID Number: 103-12-0-089.00

BEING the same property conveyed to James A. Ellis and Susan P. Ellis, husband and wife by Warranty Deed from Leslie F. Orenstein, Divorced, dated May 11, 2006, recorded May 22, 2006, as Document No. 20060522-0059669, Register's Office of Davidson County, Tennessee.